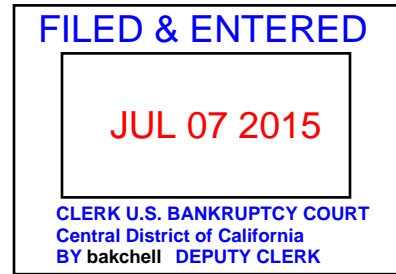


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Attorney for Plaintiff  
Los Arboles Apartments & Townhomes, LLC



**ORDER NOT FOR PUBLICATION** **CHANGES MADE BY COURT**  
**UNITED STATES BANKRUPTCY COURT**  
**CENTRAL DISTRICT OF CALIFORNIA**  
**LOS ANGELES DIVISION**

In re:  
  
LOS ARBOLES APARTMENTS &  
TOWNHOMES, LLC,  
  
Debtor-In-Possession.

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LOS ARBOLES APARTMENTS &  
TOWNHOMES, LLC,  
  
Plaintiff,  
  
v.  
  
VFC PARTNERS 29, LLC, a limited liability  
company,  
  
Defendant.

Case No. 2:14-bk-31901-RK

[Chapter 11]

Adv. No. 2:15-ap-01347-RK

**ORDER ON APPLICATION FOR  
TEMPORARY RESTRAINING ORDER  
AND ORDER TO SHOW CAUSE RE  
PRELIMINARY INJUNCTION**

Date:  
Time:  
Ctm: 1675

**TO THE PARTIES TO THIS ADVERSARY PROCEEDING:**

The court has reviewed plaintiff's application for temporary restraining order and order to show cause re: preliminary injunction. Based on the evidentiary showing in this application, the court is not inclined to issue a temporary restraining order on an emergency basis ex parte or to issue an order to show cause re: preliminary injunction because the court does not find that the evidentiary showing is sufficient to demonstrate a likelihood of success on the merits in the adversary proceeding, including a reasonable likelihood of a successful reorganization in the underlying

1 bankruptcy case, and that irreparable injury is about to occur absent preliminary injunctive relief.  
2 *See, e.g., In re Excel Innovations, Inc.*, 502 F.3d 1086, 1093-1096 (9<sup>th</sup> Cir. 1987). Accordingly, the  
3 application for temporary restraining order and for order to show cause re: preliminary injunction is  
4 denied without prejudice. However, leave is granted for debtor to file and serve a motion for  
5 preliminary injunction on regular notice under Local Bankruptcy Rule 9013-1 and to have the  
6 motion specially set for a hearing of more than 15 minutes in length by contacting the courtroom  
7 deputy for date and time which would be convenient for counsel and the court.

8 IT IS SO ORDERED.

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23 Date: July 7, 2015



24 Robert Kwan  
25 United States Bankruptcy Judge  
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